



**GOLDERS GREEN CRESCENT, GOLDERS GREEN, LONDON, NW11
£310,000 LEASEHOLD**

**ONE BEDROOM APARTMENT SITUATED ON THE FIRST
FLOOR OF A CONVERTED HOUSE WELL LOCATED CLOSE TO
GOLDERS GREEN (NORTHERN LINE) STATION...**

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

One bedroom apartment situated on the first floor of a converted house well located close to Golders Green (Northern Line) Station. Apartment is well suited for a first time buyer and/or investor and comprises an open plan kitchen/living room, tiled shower room and a well sized bedroom. Leasehold. Chain free.

EPC D

Early viewing advised.

AT A GLANCE

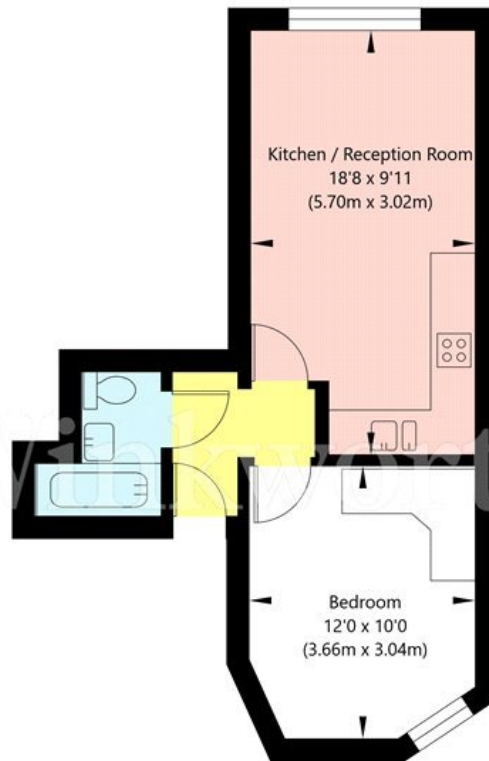
- ONE BEDROOM APARTMENT
- FIRST FLOOR
- WELL LOCATED CLOSE TO STATION
- OPEN PLAN KITCHEN LIVING ROOM
- LEASEHOLD APPROX 100 YEARS
- CHAIN FREE





Golders Green Crescent, London NW11 8LE

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 33.03 SQ M / 356 SQ FT



APPROXIMATE GROSS INTERNAL FLOOR AREA 33.03 SQ M / 356 SQ FT
THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

(c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 100 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	66	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Golders Green | 020 8458 8313 | goldersgreen@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.